



Flatts Lane
Calverton, Nottingham NG14 6RF

A TWO BEDROOM, FIRST FLOOR FLAT
SITUATED IN CALVERTON, NOTTINGHAM.

Asking Price £130,000 Leasehold



** FULLY FURNISHED ** APPLIENCES INCLUDED **

IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY – TWO-BEDROOM FIRST FLOOR APARTMENT WITH ALLOCATED PARKING

Robert Ellis are delighted to present this well-maintained two-bedroom first floor apartment, ideally positioned in the heart of Calverton, a thriving village just a short drive from Arnold's bustling high street and with excellent public transport links to Nottingham city centre.

Calverton is a sought-after location that offers the perfect blend of village charm and modern convenience. Residents benefit from a wide range of amenities including local shops, supermarkets, cafés, pubs, a leisure centre, and well-regarded schools. Regular bus routes run through the village, offering easy access to surrounding towns, retail parks, and the city centre, while nearby countryside provides plenty of opportunity for walking and outdoor leisure.

The accommodation comprises: entrance hallway, spacious lounge/diner, fitted kitchen, a double bedroom with built-in wardrobes and ensuite shower room, second bedroom with storage cupboard, family bathroom, and airing cupboard.

Externally, the property includes an allocated parking space in a quiet residential setting.

Whether you're a first-time buyer or an investor, this is a superb opportunity in a popular location. Contact the office today to arrange your viewing!



Entrance Hallway

13'2 x 3'10 approx (4.01m x 1.17m approx)

Secure entry door to the front elevation leading into communal hallway, linoleum floor covering, wall mounted radiator, ceiling light point, cloaks cupboard housing hot water cylinder providing hot water and central heating to the property, secure entry system, panelled doors leading off to:

Bedroom One

14'06 x 8'11 approx (4.42m x 2.72m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes providing ample storage space, panelled door leading to en-suite shower room.

En-Suite Shower Room

6' x 7'9 approx (1.83m x 2.36m approx)

UPVC double glazed window to the front elevation, low level flush WC, pedestal wash hand basin, walk-in shower enclosure with mains fed shower above, tiled splashbacks, heated towel rail, recessed spotlights to the ceiling, extractor fan, shaver point.

Bedroom Two

10'8 x 8'10 approx (3.25m x 2.69m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobes providing ample additional storage space.

Family Bathroom

8'11 x 6' approx (2.72m x 1.83m approx)

Three piece suite comprising P-shaped panelled bath with mains fed shower above, low level flush WC, pedestal wash hand basin, UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, extractor fan, heated towel rail, tiled splashbacks, linoleum floor covering, shaver point.

Lounge Diner

13'08 x 14'09 approx (4.17m x 4.50m approx)

Ceiling light points, wall mounted radiator, UPVC double glazed French doors with Juliet balcony overlooking the front garden, archway through to the fitted kitchen.

Fitted Kitchen

8'6 x 8'11 approx (2.59m x 2.72m approx)

With a range of matching wall and base units incorporating laminate work surface over, 1 1/1 bowl stainless steel sink with mixer tap above, integrated double oven with four ring stainless steel gas hob above and extractor hood over, tiled splashbacks, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, space and plumbing for automatic washing machine, space and point for freestanding dishwasher, integrated fridge and freezer.

Rear of Property

To the rear of the property there is allocated car parking space, secure communal entry doorway providing access to the communal hall.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

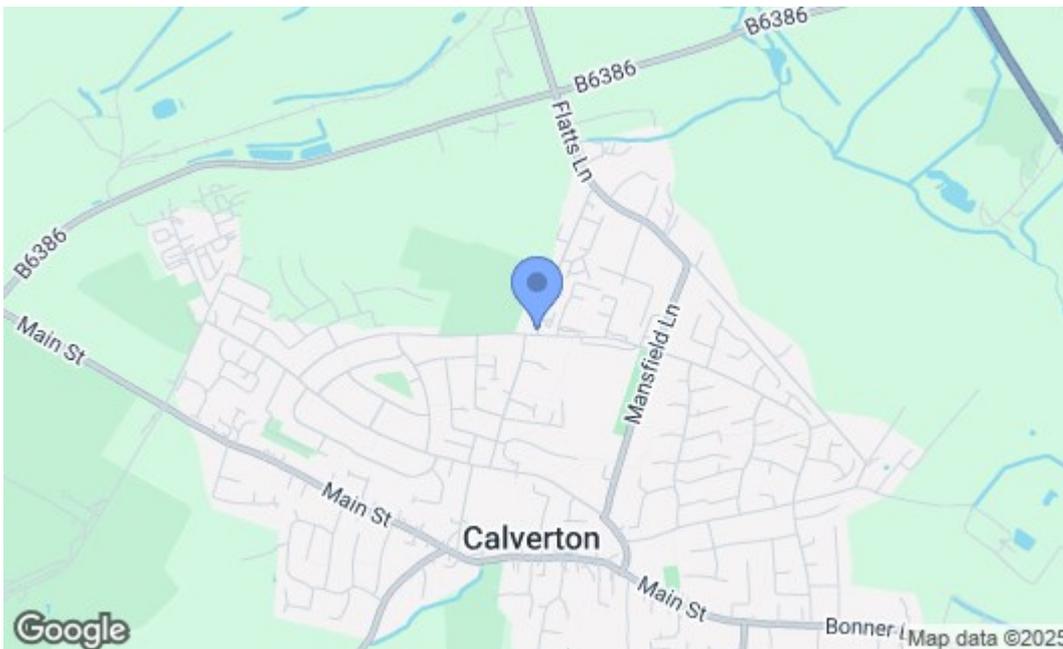
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.